

## 3 Bedroom Terraced House

Wymersley Rd, Hull, HU5 5LJ

£179,950



- POPULAR AREA • BRIGHT AND SPACIOUS • DUAL ASPECT THROUGH LOUNGE • 3 BEDROOMS •
- LOW MAINTENANCE GARDEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN







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A superb traditional family home with lovely views over the park and Springhead golf course.

This is a perfect opportunity to acquire a spacious bay fronted property which is perfectly located within a highly popular residential area.

The bright and spacious accommodation is arranged to 2 floors and briefly, comprises of an entrance hall which leads through to a spacious dual aspect through lounge with a dining area, a fitted kitchen with a matching range of units, which are further complemented with integrated appliances and coordinating fixtures and fittings.

To the first floor, there 3 bedrooms and a wet room with a three piece suite. The master bedroom also has a range of full width wardrobes, thus creating ample hanging and storage space.

Outside of the rear is a raised full width patio/seating area. The garden has also been laid for ease of maintenance and further to create a good size leisure area.

As one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

The superb property is offered with vacant possession on completion and with no chain involved.

One not to be missed - Internal viewing is highly recommended!

## Location

Wymersley Road is sought after and well known for its wealth amenities, which are conveniently placed either within a short commute or within walking distance from the property.

There are good local shopping centres nearby however, for a more extensive shopping experience there are busy, well visited retail parks within the Anlaby and Willerby shopping retail parks.

Regular public transport links create easy access to the city centre and surrounding West Hull villages.

The Springhead Golf Park is quite literally across the road, along with a children's play park. The Haltemprice Sport Centre is just minutes away with a gym, pool and library.

For the growing family, there are highly reputable schools and colleges to choose from.

For those who enjoy socialising with friends and family, the area has a fantastic choice of public houses, family restaurants and cafe bars.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with side screen window leading through to the entrance porch...

Further double glazed door also with side screen windows leading to the entrance hall...

**Entrance Hall** - Staircase off to the first floor.  
Under stairs meter cupboard.  
Glazed opaque partition screen window.  
Wall light point.  
Radiator.

**Dining Room** - 17' 1" x 12' 4" (5.23m x 3.76m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Coving.  
Radiator.  
Arched opening through to the lounge area...

**Lounge** - 14' 0" x 11' 1" (4.29m x 3.4m) Extremes to extremes.  
Double glazed bay window with aspect over the front garden area.  
Modern fireplace with matching back and hearth





housing coal effective living flame gas fire.  
Wall light points to the recesses.  
Radiator.

**Kitchen - 11' 9" x 8' 2" (3.59m x 2.5m)** Extremes to extremes.  
Double glazed windows with aspect over the rear garden area.  
Range of fitted base, drawer and wall mounted units.  
Roll edged laminate work surface housing a single drainer sink unit with a mixer tap over and tiled splash back surround.  
A further work surface houses a hob, built-in oven beneath and extractor fan over also with a splash back surround.  
Space for an upright fridge/freezer.  
Plumbing for automatic washing machine.  
Double glazed rear entrance door.  
Radiator.  
Plynth heating to the units.  
Laminate flooring.

## First Floor

**Landing -** Loft hatch through to the roof void.  
Wall light point.

**Bedroom One - 13' 11" x 9' 0" (4.26m x 2.75m)** Extremes to extremes to the front of the fitted wardrobes.  
Double glazed bay window with aspect over the front garden area.  
Range of fitted wardrobes with shelves and hanging space.  
Matching overhead storage units.  
Coving.  
Radiator.

**Bedroom Two - 12' 0" x 10' 9" (3.67m x 3.29m)** Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Built-in storage cupboard with high-level storage units.  
Coving.  
Radiator.

**Bedroom Three - 6' 7" x 5' 10" (2.01m x 1.8m)** Extremes to extremes.  
Double glazed window with aspect over the front garden area.

**Wet Room -** Shower enclosure, pedestal wash hand basin, low flush W.C. all with a contrasting tiled surround with mosaic effect detail inset.



Chrome fittings to the sanitary ware.  
Double glazed opaque window.  
Extractor fan.  
Coving.  
Radiator.

## Exterior

**Rear Garden** - Outside to the rear is paved patio/seating area. The garden is also mainly laid with artificial grass for ease of maintenance.

There is a further patio/seating area which has been laid with fine stone gravelling for ease of maintenance.

There is a hard standing area at the rear of the garden.

The garden is all enclosed with a high-level timber perimeter and boundary fence with high-level access gate to the rear.

External water supply.

External light.

There is potential to the rear for off-road parking with the removal of the timber boundary fence.

**Front Garden** - The front garden area has also been laid with fine stone gravelling for ease of maintenance and is enclosed with a low wrought iron railed enclosure to the perimeter.

There is a low boundary wall and wrought iron access gate.

## Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		